

**Open Lands Board
Minutes – Meeting #15
December 18, 2008
7:00 p.m. to 9:00 p.m. at the County Commissioners Meeting Room**

I. Meeting Called to Order – Dan Walker –Chair, at 7:01 PM

A. Roll Call (See Attachment A, Roll Call Sheet)

Board Members:

Dan Dunagan – Present
Jim Ellingson –Present
Bobbie Roos- Excused
Dan Kraft – Un-Excused
Gary Leese –Present
Alan Maki – Present
Kent Meyers –Excused
Mike Moore- Excused
John Ormiston – Present
Mike Pfliger – Present

Craig Siphers – Excused
Tim Tackes – Present
Dan Walker – Present
Skip Kowlaski – Present
Les Rutledge- Present

Planning Staff

Danielle High
Vanessa Morrell
John Lavey
Jon Wickersham

B. Review and approval of Minutes – November 20, 2008 Meeting

The minutes were approved as written.

C. Amendments to Agenda

Dan Walker proposed the following changes to the agenda: under new business he would like an update on Board membership. For old business he wanted to add a review of the by-law Conflicts of interest statement and Education Committee update.

D. Public comment – Items not on the agenda

There was no public comment.

II. Old Business

Dan Walker gave a brief update on the Education Outreach Committee. He said that he asked Kent Meyers to chair this committee and Kent had agreed.

Dan Walker also went over the Conflict of Interest statement in the by-laws. He stated that the board should disclose any conflicts of interests related to projects being reviewed or discussed. He read the conflict of interest statement to the Board out of the by-laws.

A. Report from Conservation Subcommittee

Mike P gave an overview of the site visit and how the criteria scoring turned out on the Wood Family Ranch proposal. After consideration of the Wood Family Ranch Conservation Easement Application within the adopted criteria and procedure for the OLBP, **the OLB Conservation Subcommittee unanimously advises that the Open Lands Board forward a**

recommendation to the Board of County Commissioners to approve the Wood Family Ranch proposal at the funding level requested. (please see Attachment B, OLB-CS report)

B. Continuation of phase I review and phase II review of Wood Family Ranch application

Les commented that the wildlife aspect of the property has the potential of being great.

Mike P stated that he agreed with Les and he said that those things can always be developed if the property is protected.

Alan Maki stated that the land does not have to score high on both the agricultural and the wildlife habitat to be considered; it can score well on either one and still be considered. He said that either way there will still be benefits that help the other side out.

Skip stated that the role of the board was not to dictate the management of the land. He said that it is up to the Land Trust and land owners.

Jim stated that he liked the ground and the scoring process was right on the money but he is concerned about Parcel 3. He said that dry land is better for putting houses on. He is worried about using the OLB money on land that is good for subdivision use and having neighbors ask why the bond money was wasted on that kind of land.

Mike P answered the OLB-CS saw the dry land as an area for livestock while the irrigated parcels could be used for crop production. He stated that with the dry land included in the easement there would be more options for a manager. He said it was about sustainability. He also reminded the Board that the OLB is a voluntary program, and that the decision to include property in the easement is a private property decision.

Dan Walker read an email from Michael Moore on the value on the easement. (See attachment C, email from Michael Moore.)

Board discussed financing: **Dan Walker** stated that the Board members are not appraisers and that the valuation process should be left up to the Land Trust and their agents.

III. New Business

A. Possible decision (Phase III review) regarding recommendation to the Board of County Commissioners on the Wood Family Ranch application.

Gary made a motion for the Open Lands Board to forward a recommendation to the Board of County Commissioners to approve the Wood Family Ranch proposal at the funding level requested.

Jim seconded the motion.

The vote was called; the Board voted unanimously (9-0) to approve the motion as stated. (See Attachment D, Open Lands Recommendation.)

IV. Ravalli Planning Staff: Updates and Report

Vanessa said that Jon Wickersham will be taking over for her when she leaves at the end of January.

Jon Wickersham stated that the Planning Department had received a new pre- submission application and would hopefully get a full application by the end of the year. He reminded the board about their mileage sheets being due and updated them on the new members appointed to the board. He stated that he and Vanessa are working on the 'Code of the West' and will work with the Education Committee after the first of the year on that project.

V. Future meeting dates, proposed agenda items, and guest speakers

Next Scheduled Meeting –January 15, 2009 at 7:00 PM

VI. Adjourn

Dan adjourned the meeting at 8:14 PM.